

YOUR Inspection Report



Let my experience work for you!

FOR THE PROPERTY AT:

2730 Ferol Ln
Lynn Haven, FL 32444

PREPARED FOR:

DARYL BALL

INSPECTION DATE:

Wednesday, August 5, 2020

PREPARED BY:

Daryl Ball, Fl. HI12899



Scan to download
report

BBS Home Check Fl. # HI12899

2730 Ferol Ln

Lynn Haven, FL 32444

850-242-4874

www.bbshomecheck.com

Daryl@bbshomecheck.com

August 11, 2020

Dear Daryl Ball,

RE: Report No. 1010
2730 Ferol Ln
Lynn Haven, FL
32444

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Daryl Ball
on behalf of
BBS Home Check Fl. # HI12899

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2730 Ferol Ln
Lynn Haven, FL 32444
850-242-4874
www.bbshomecheck.com
Daryl@bbshomecheck.com

SUMMARY

2730 Ferol Ln, Lynn Haven, FL August 5, 2020

Report No. 1010

www.bbshomecheck.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

FLAT ROOF FLASHINGS \ Skylight

Condition: • [Skylight not well secured](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Task: Repair

Cost: Not determined

Exterior

LANDSCAPING \ General notes

Condition: • [Siding too close to grade](#)

Implication(s): Chance of water entering building | Weakened structure | Rot | Insect damage

Location: Various

Task: Repair

Time: As soon as practical

Cost: \$500

Electrical

RECOMMENDATIONS \ Overview

Condition: • Secondary grounding rod suggested.

Location: New item

Task: Correct

Time: 20 min

Cost: \$25.00

Condition: • Smoke detectors should be installed in all sleeping areas.

Location: Throughout First Floor Master Bedroom

Task: Upgrade

Time: As soon as possible

Cost: Less than \$100

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Insulation and Ventilation

ATTIC/ROOF \ Insulation

Condition: • [Gaps or voids](#)

Spots where there has been electrical work completed and some rewiring have had insulation moved and need to be replaced. Also no visible baffles against knee walls would suggest install Leeshan of baffles.

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Throughout

Plumbing

WATER HEATER \ Drain valve

Condition: • [Problems](#)

Drain and TPR our time together the TPR valve needs to terminate in the room with the appliance and the drain can terminate to the exterior.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: First Floor Laundry Area

Task: Repair or replace

Interior

GARAGE \ General notes

Condition: • blank note

Location: Front

Task: Replace

Time: As soon as practical

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

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Description

General: • Roof is just over one year old and is in condition appropriate to age.

The home is considered to face: • West

Sloped roofing material:

- [Asphalt shingles](#)



1. Asphalt shingles



2. Asphalt shingles



3. Asphalt shingles



4. Asphalt shingles

Sloped roof flashing material:

- Aluminum

Flashing all looks newly installed and appears correct.

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5. Aluminum

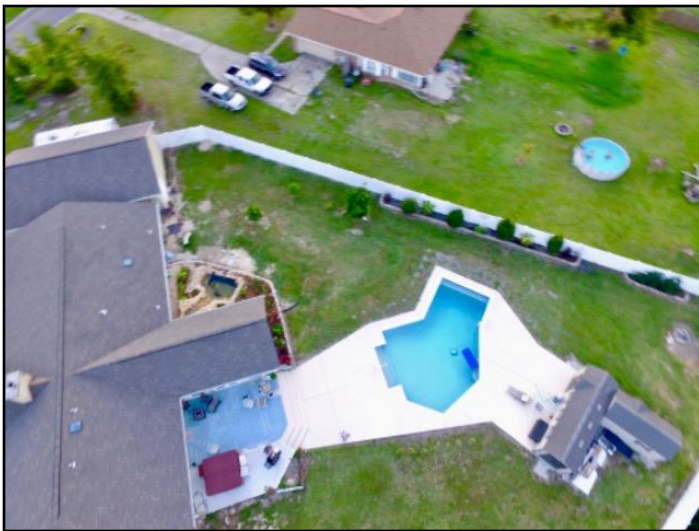


6. Aluminum

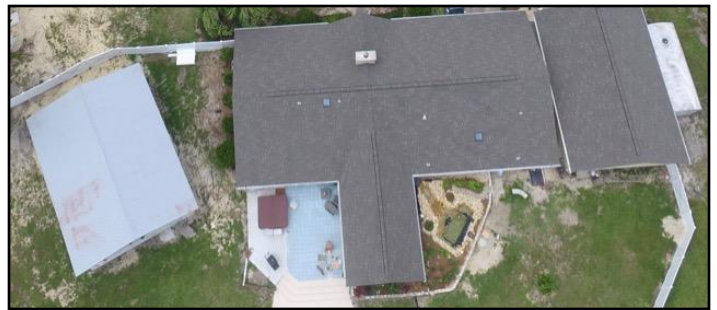
Limitations

Inspection performed:

- By walking on roof
- From the ground
- With a drone



7. With a drone



8. With a drone

Age determined by: • Depreciation report

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Recommendations

RECOMMENDATIONS \ General

Condition: • blank note

Condition: • Recently installed roof installation appears to be correct would be a good idea to keep an eye on the edges is some buckling of the starter shingle has occurred. At this time no need for correction.

Location: Throughout

SLOPED ROOFING \ Asphalt shingles

Condition: • [Exposed fasteners](#)

Implication(s): Chance of water damage to contents, finishes and/or structure



9. *Exposed fasteners*

SLOPED ROOF FLASHINGS \ Chimney flashings

Condition: • [Missing top, bottom, side flashings](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

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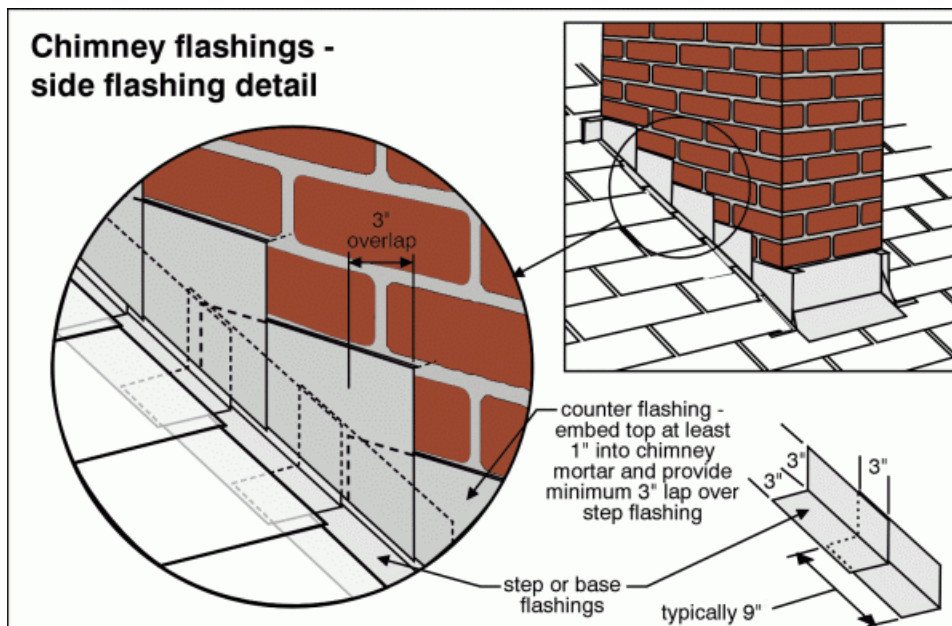
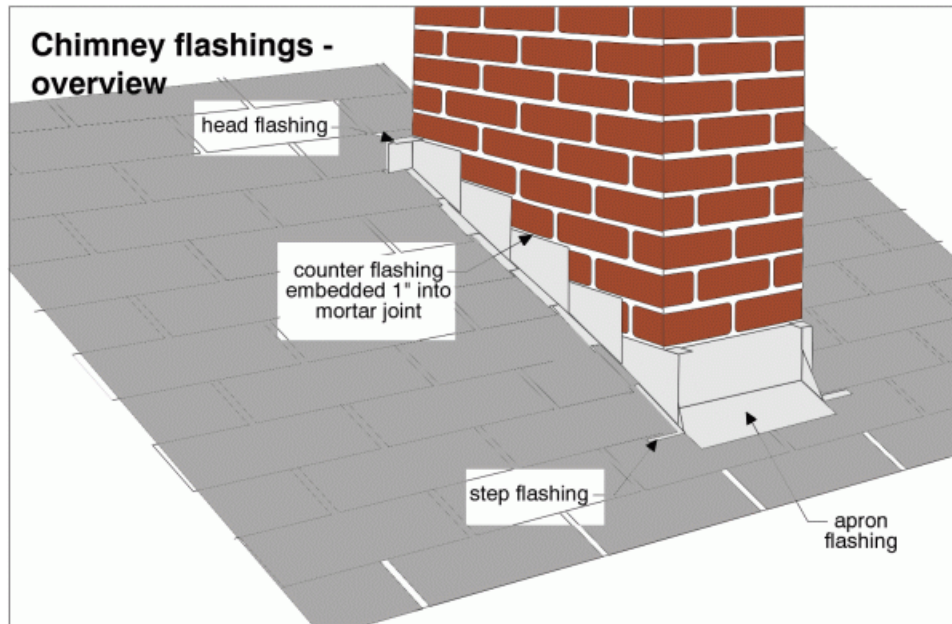
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SLOPED ROOF FLASHINGS \ Drip edge flashings

Condition: • [Above underlayment](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

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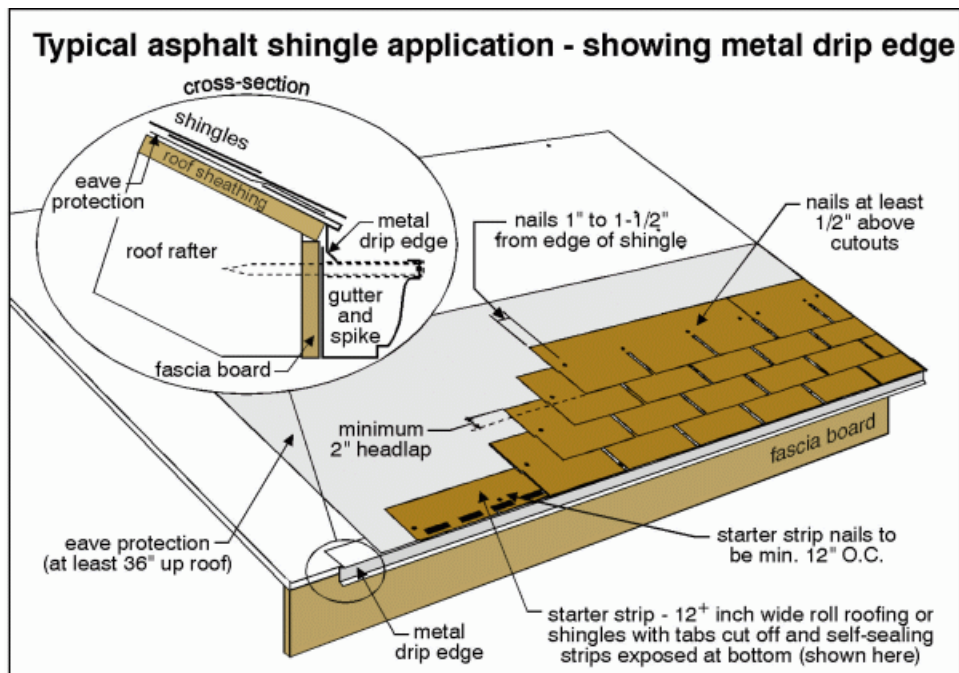
INSULATION

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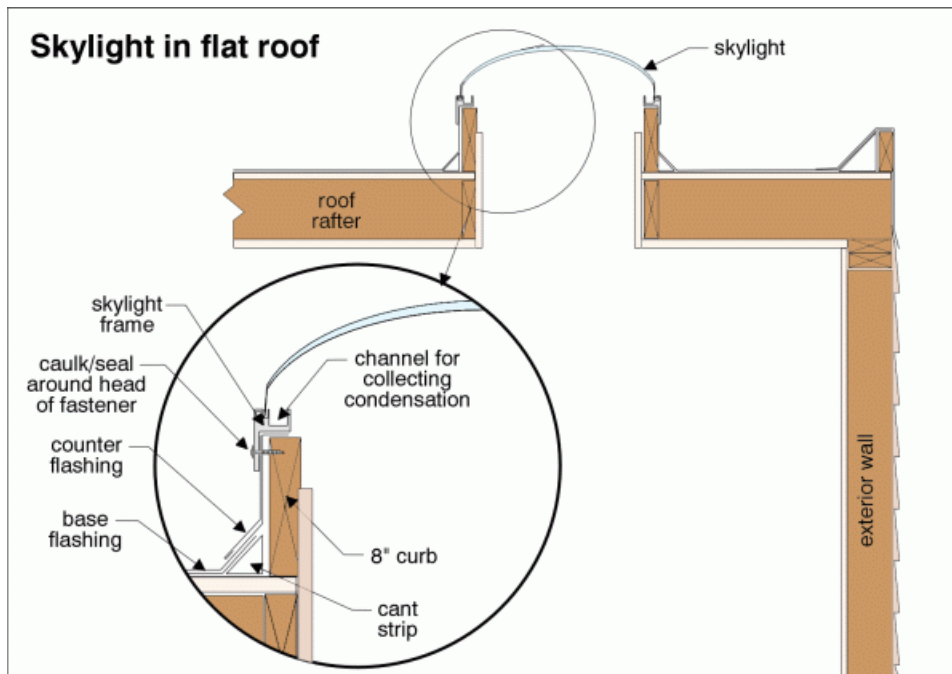
FLAT ROOF FLASHINGS \ Skylight

Condition: • [Skylight not well secured](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Task: Repair

Cost: Not determined



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10. Skylight not well secured



11. Skylight not well secured

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General:

- Elevations



12. Elevations



13. Elevations



14. Elevations



15. Elevations

Gutter & downspout material: • [Aluminum](#)

Downspout discharge: • [Above grade](#)

Lot slope: • [Away from building](#) • [Flat](#)

Wall surfaces and trim: • [Stucco](#) • [EIFS \(Exterior Insulation and Finishing System or Synthetic Stucco\)](#)

Driveway: • Concrete

Walkway: • Concrete

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Garage:

- Attached
- Detached



16. Detached

Garage vehicle doors: • Present

Garage vehicle door operator: • Present • Manually operated

Carport:

- Detached



17. Detached

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Limitations

Inspection limited/prevented by: • Storage • Car in garage • Storage in garage

Exterior inspected from: • Ground level

Recommendations

WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)

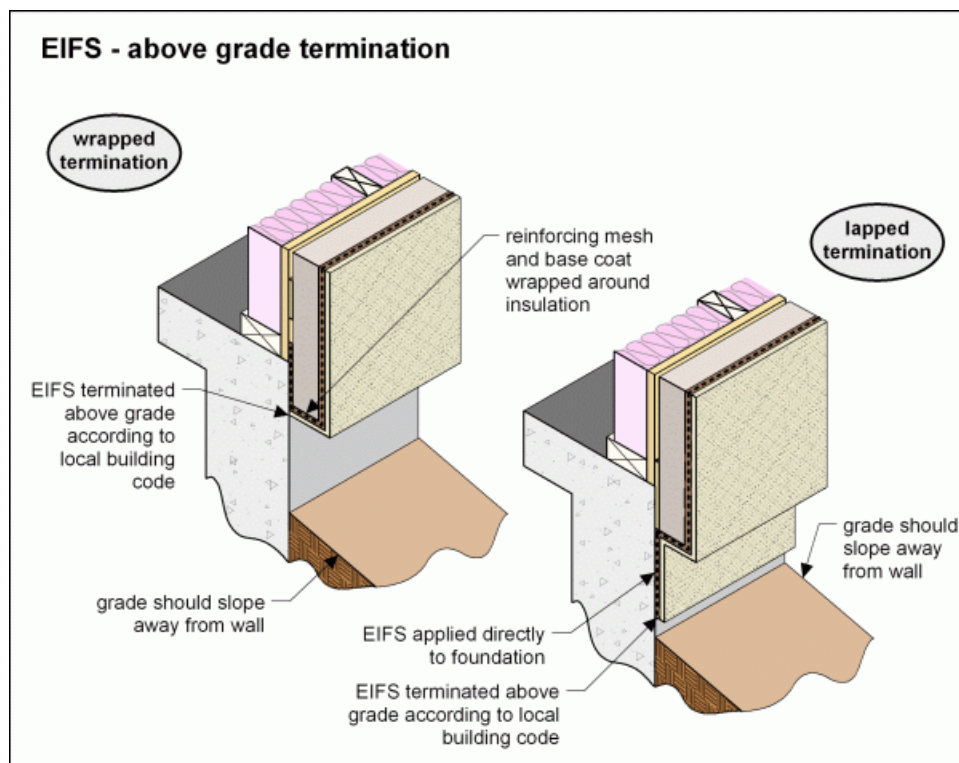
Condition: • blank note

Location: Throughout

WALLS \ Stucco

Condition: • [Too close to grade](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration



Condition: • [Minor cracks](#)

Implication(s): Shortened life expectancy of material

Location: Throughout

DOORS \ Doors and frames

Condition: • All doors either wind resistant/impact resistant or properly secured at time of inspection

Location: Throughout

EXTERIOR

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18.

DOORS \ Glass

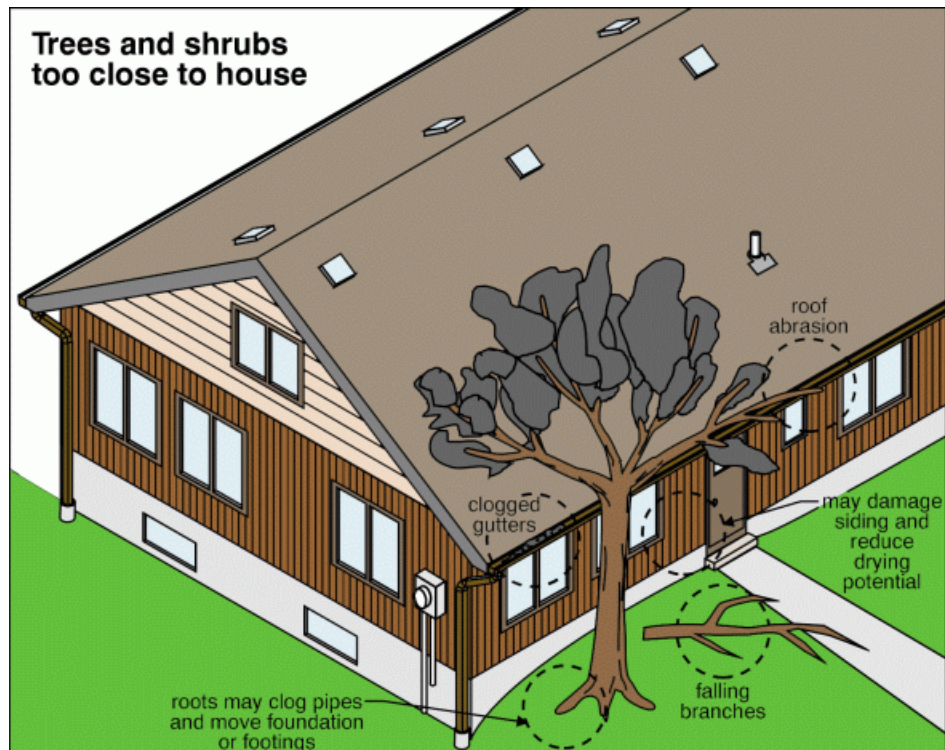
Condition: • blank note

LANDSCAPING \ General notes

Condition: • [Trees or shrubs too close to building](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Chance of pests entering building | Material deterioration

Location: East



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19. Trees or shrubs too close to building

Condition: • [Siding too close to grade](#)

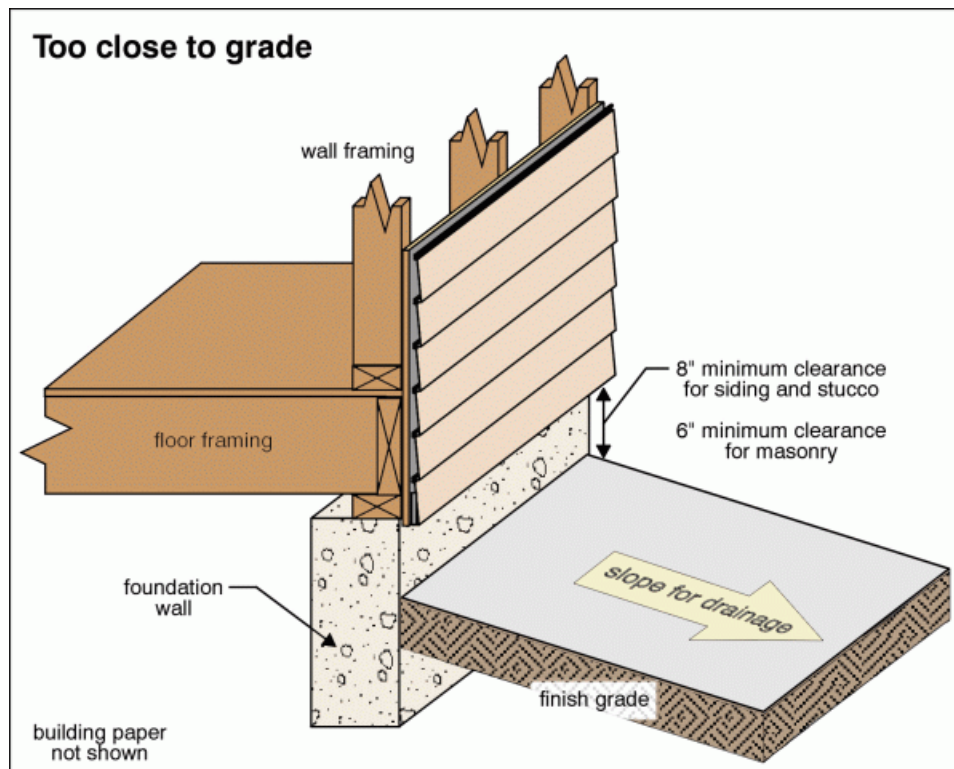
Implication(s): Chance of water entering building | Weakened structure | Rot | Insect damage

Location: Various

Task: Repair

Time: As soon as practical

Cost: \$500



EXTERIOR

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20. Siding too close to grade

IRRIGATION/SPRINKLER SYSTEM \ Observations

Condition: • Low or no water flow

Implication(s): System inoperative

Location: Throughout

Time: Unknown

Cost: Depends on work needed

Condition: • Controller defective

Implication(s): Equipment ineffective

STRUCTURE

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Description

General: • Minor stucco cracks relative to age of home

General: • POOL



21. POOL

Configuration: • [Slab-on-grade](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Concrete](#)

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing: • [Trusses](#)

Limitations

Attic/roof space: • Inspected from access hatch

Description

Service size:

- [200 Amps \(240 Volts\)](#)



22. 200 Amps (240 Volts)



23. 200 Amps (240 Volts)



24. 200 Amps (240 Volts)



25. 200 Amps (240 Volts)

Main disconnect/service box type and location:

- [Breakers](#)
- [Breakers - exterior wall](#)

ELECTRICAL

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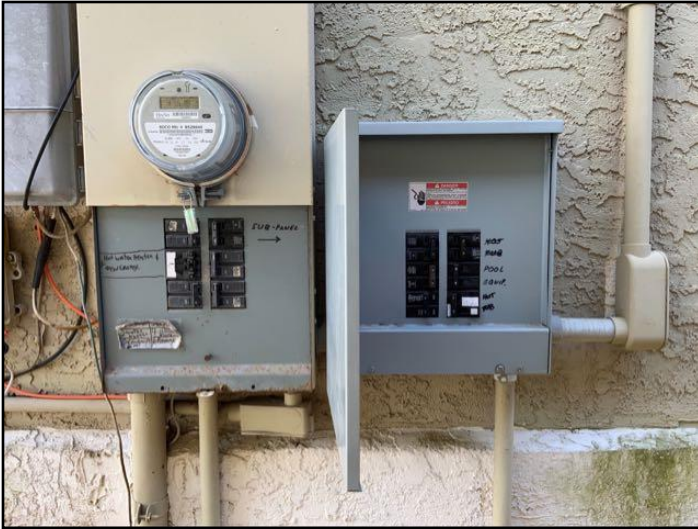
INSULATION

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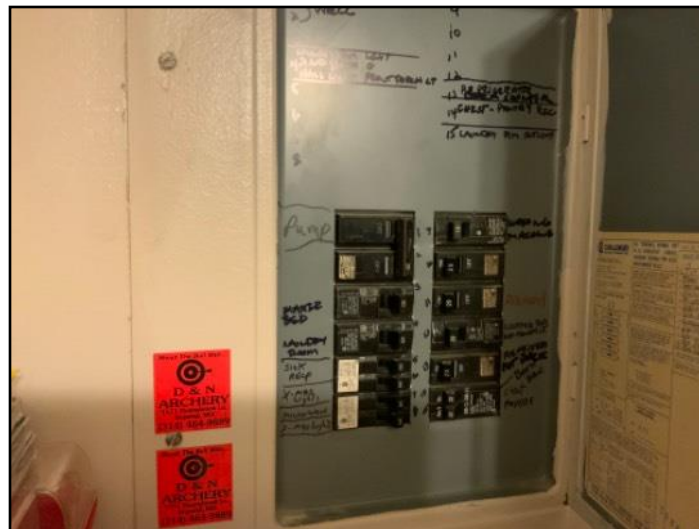


26. Breakers - exterior wall



27. Breakers - exterior wall

Main disconnect/service box type and location: • Breakers/distribution in Laundry room



28.

Distribution panel type and location: • Main HaLL • Utility Room

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#)

Smoke alarms (detectors):

• [Present](#)

Smoke detector in main hall and main kitchen area, and in secondary bedroom.

• Photoelectric type

Carbon monoxide (CO) alarms (detectors):

• None noted

No carbon monoxide detectors at premise, as per code since the house has a garage and a fireplace one should be

ELECTRICAL

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installed.

Recommendations

RECOMMENDATIONS \ Overview

Condition: • Secondary grounding rod suggested.

Location: New item

Task: Correct

Time: 20 min

Cost: \$25.00

Condition: • Smoke detectors should be installed in all sleeping areas.

Location: Throughout First Floor Master Bedroom

Task: Upgrade

Time: As soon as possible

Cost: Less than \$100

HEATING

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Description

Fuel/energy source:

- [Electricity](#)

Air handler is a 2009 approximately 11 years old average life of a air handler is 15 years

Model number: RHLL-HM4821JA Serial number: MI509-05338



29. Electricity

Heat pump manufacturer:

- Rheem



30. Rheem



31. Rheem

HEATING

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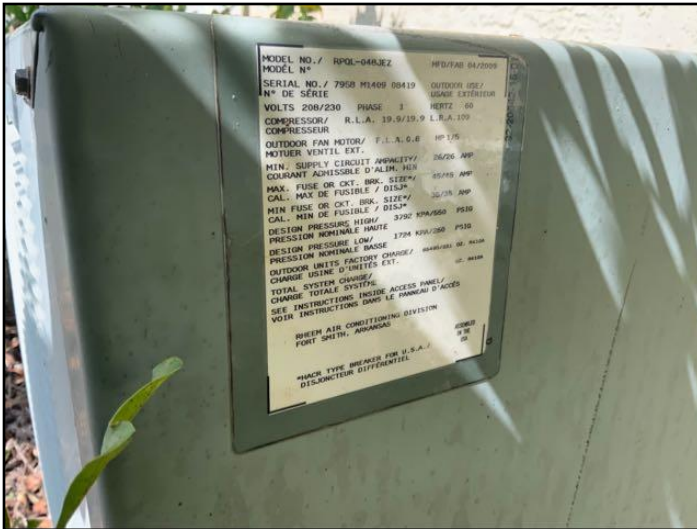
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32. Rheem



33. Rheem

Efficiency: • [Mid-efficiency](#)

Exhaust venting method:

- [Direct vent](#)

Kitchen exhaust vent directed through roof to exterior of home.



34. Direct vent

- [Direct vent](#)

All bathrooms use an exterior direct vent 50 ft.³ per minute standard bathroom fan.

HEATING

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35. Direct vent

Combustion air source: • Interior of building

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Main fuel shut off at: • Breaker located at distribution panel, shut off/breaker located on air handler, disconnect located within reach and sight of outdoor air unit.

Air filter:

- Disposable
- 12" x 20"

Air filter appears to be new.



36. 12" x 20"

Fireplace/stove:

- [Wood-burning fireplace](#)

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Hearth measurements meet requirements glass doors seal well, heat distribution fan works properly interior fire brick in appropriate shape for age, damper draft working correctly flu queen at time of inspection.



37. Wood-burning fireplace



38. Wood-burning fireplace



39. Wood-burning fireplace

- [Wood-burning fireplace](#)
- [Factory-built](#)

HEATING

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40. Factory-built

Chimney liner: • [Metal](#)

COOLING & HEAT PUMP

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Description

Heat pump type: • Electric

Cooling capacity: • [30,000 BTU/hr](#)

Compressor approximate age: • 11 years

Typical life expectancy: • 12 to 15 years

Air filter: • 12" x 20"

Location of the thermostat for the cooling system:

• Hallway



41. Hallway

INSULATION AND VENTILATION

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Description

Attic/roof insulation material:

- [Cellulose](#)



42. Cellulose



43. Cellulose

Attic/roof insulation amount/value: • [R-32](#) • 14 inches

Attic/roof air/vapor barrier: • [Not visible](#)

Attic/roof air/vapor barrier: • Pictures provided by homeowner showing a composite fabric vapor barrier.

Attic/roof ventilation:

- [Gable vent](#)



44. Gable vent

- [Gable vent](#)

Wall insulation material: • [Glass fiber](#)

INSULATION AND VENTILATION

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Wall insulation amount/value: • Not visible

Wall air/vapor barrier: • Not determined

Floor above basement/crawlspace insulation amount/value: • Not determined

Limitations

Inspection limited/prevented by lack of access to: • Roof space • Knee wall areas • Walls, which were spot checked only

Attic inspection performed:

- From access hatch

If ever any interior work is done it is suggested to change the attic access to the new dimensions of 30 x 22 1/2.



45. From access hatch

Recommendations

ATTIC/ROOF \ Insulation

Condition: • [Gaps or voids](#)

Spots where there has been electrical work completed and some rewiring have had insulation moved and need to be replaced. Also no visible baffles against knee walls would suggest install Leeshan of baffles.

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Throughout

ATTIC/ROOF \ Hatch/Door

Condition: • blank note

PLUMBING

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Description

Water supply source (based on observed evidence): • Public

Service piping into building: • PVC

Supply piping in building: • [Copper](#)

Main water shut off valve at the: • Main shut off valve located in front yard left side of the home close to drainage ditch.



46.



47.

Water heater type:

- Tank
- 50 gallon
- Owned

Water heater type: • Heat Pump

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48.



49.



50.

Water heater fuel/energy source: • [Electric](#)

Water heater manufacturer: • Rheem

Water heater tank capacity: • 50 gallons

Water heater approximate age: • 3 years

Waste disposal system: • Aerobic

Waste and vent piping in building: • [PVC plastic](#)

Main fuel shut off valve at the:

- West

Main service disconnect located between main house and detached garage.

- Exterior

Location of fuel storage tank/system: • No storage tank on site

Limitations

Items excluded from a building inspection:

- Well

Well used for irrigation and filling of water features.

- Septic system
- Concealed plumbing
- Water heater relief valves are not tested
- The performance of floor drains or clothes washing machine drains
- Pool

Pool not included in inspection



51. Pool

- Spa

- Water features

Any water feature over 24 inches deep needs to be considered and protected as would a pool.

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52. Water features

Recommendations

WATER HEATER \ Drain valve

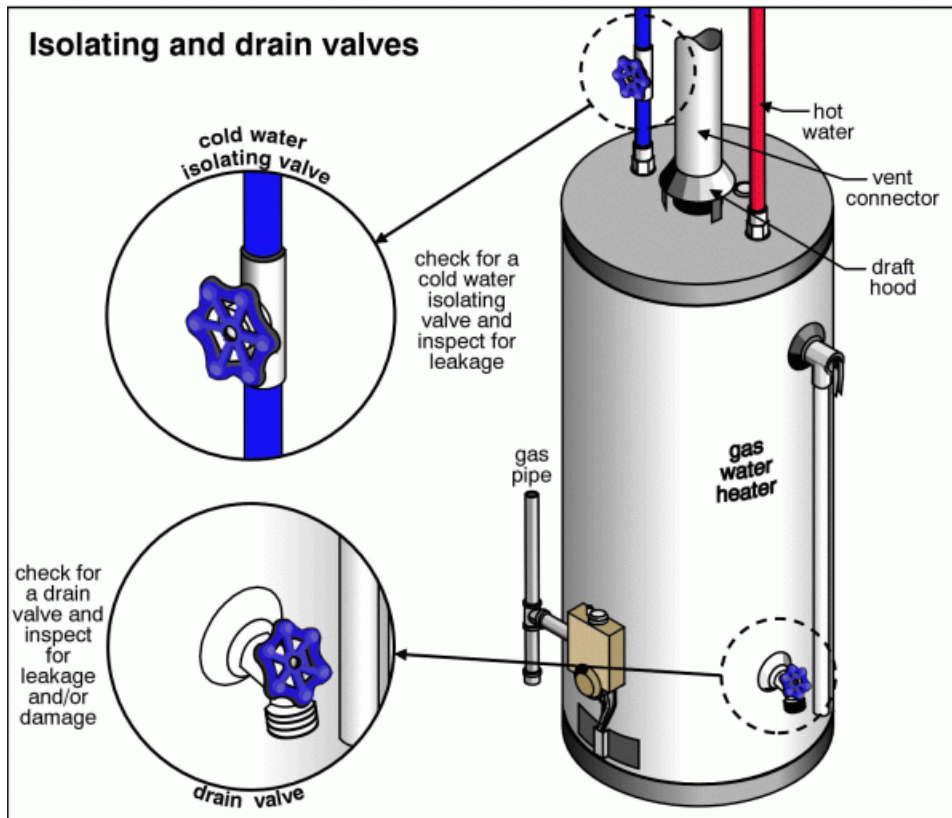
Condition: • [Problems](#)

Drain and TPR our time together the TPR valve needs to terminate in the room with the appliance and the drain can terminate to the exterior.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: First Floor Laundry Area

Task: Repair or replace



53. Problems

Description

Major floor finishes:

- [Hardwood](#)

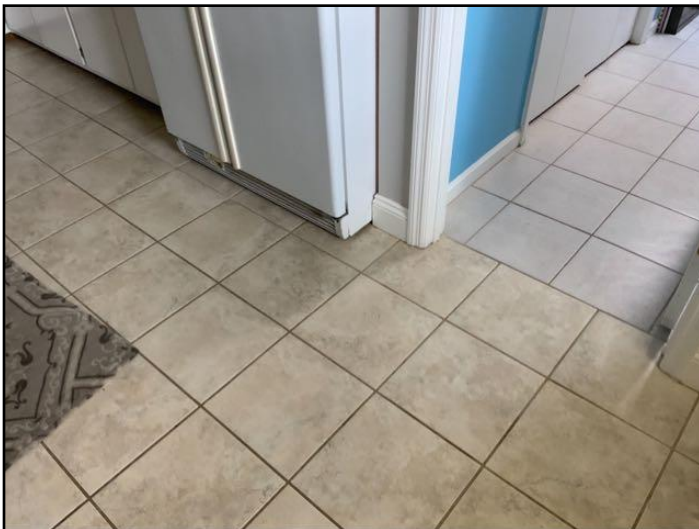
Hardwood has been glued to concrete and is causing buckling



54. Hardwood

- Tile

Tile is in two layers in kitchen and utility areas.



55. Tile



56. Tile

Major floor finishes: • Engineered vinyl

INTERIOR

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58.

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows:

- [Fixed](#)



59. *Fixed*

- [Single/double hung](#)

Impact rated windows to 130 miles an hour.

INTERIOR

2730 Ferol Ln, Lynn Haven, FL August 5, 2020

Report No. 1010

www.bbshomecheck.com

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60. Single/double hung

• Casement

Impact rated windows to 130 miles an hour.



61. Casement



62. Casement

Exterior doors - type/material:

• French

Wind resistant to 130 miles an hour impact resistant glass with 9 pound missile clarification.

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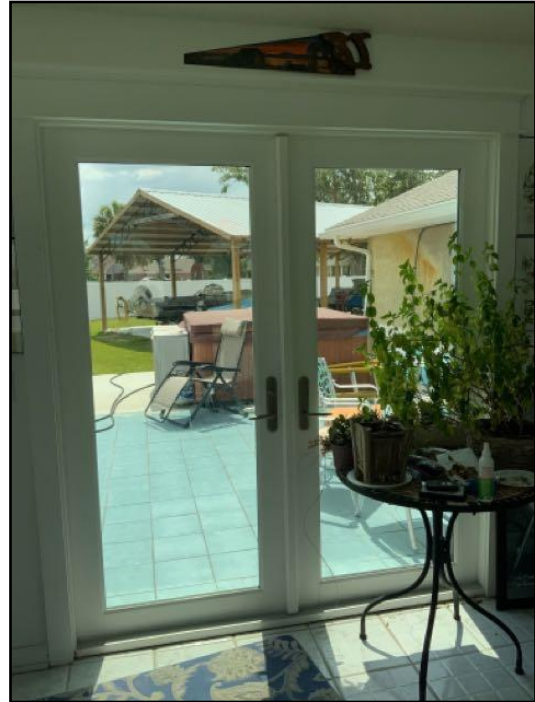
REFERENCE



63. French

- [Sliding glass](#)

Wind and impact resistant.



64. French



65. Sliding glass

- Metal-clad



66. Sliding glass

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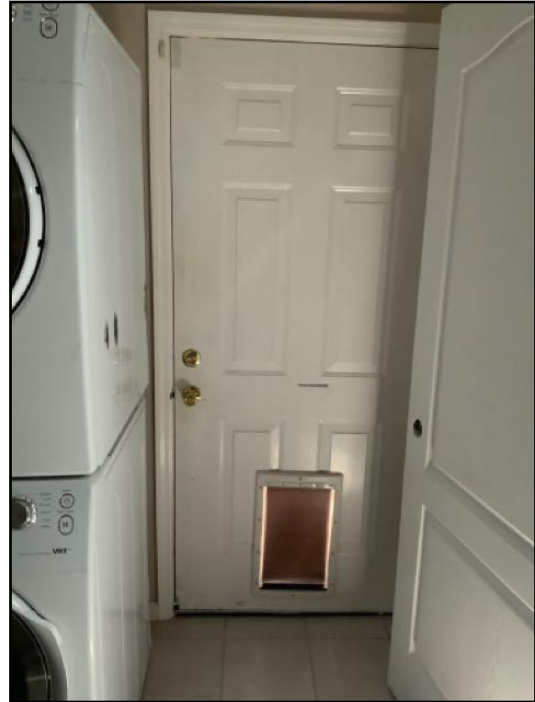
INTERIOR

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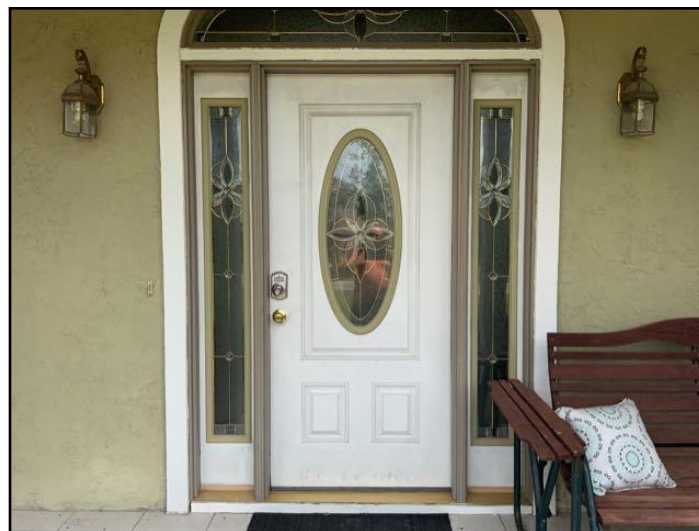
REFERENCE



67. Metal-clad



68. Metal-clad



69. Metal-clad

- Garage door - metal

Garage door in appropriate shape for age would not meet current wind resistant standards.

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70. Garage door - metal

Appliances: • Micro-wave

Laundry facilities:

- Washer
- Laundry tub



71. Laundry tub

- Hot/cold water supply
- Vented to outside

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72. Vented to outside

- 120-Volt outlet
- Washer/dryer combo



73. Washer/dryer combo

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Recommendations

CEILINGS \ General notes

Condition: • Typical flaws

Condition: • Stains

Implication(s): Chance of water damage to contents, finishes and/or structure

FLOORS \ Wood/laminate floors

Condition: • [Warped](#)

Implication(s): Trip or fall hazard

Condition: • [Buckled](#)

Implication(s): Trip or fall hazard

GARAGE \ General notes

Condition: • blank note

Location: Front

Task: Replace

Time: As soon as practical

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Description

Weather: • Sunny

Approximate temperature: • 88°

Attendees: • Seller • Buyer's agent

Access to home provided by: • Home Owner

Occupancy: • The home was occupied at the time of the inspection.

Utilities: • All utilities were on during the inspection. • The water service is public. • The plumbing waste disposal system is private.

Approximate inspection Start time: • The inspection started at 9:00 a.m.

Approximate inspection End time: • The inspection ended at 11:30 a.m.

Approximate age of home: • 30 to 40 years

Approximate date of construction: • 1983

Approximate size of home: • 3000 ft.²

Building type: • Ranch style

Number of dwelling units: • Single-family

Number of stories: • 1

Number of rooms:

• 8



74. 8



75. 8

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76. 8

Number of bedrooms:

• 3



77. 3



78. 3

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79. 3



80. 3



81. 3

Number of bathrooms:

• 2

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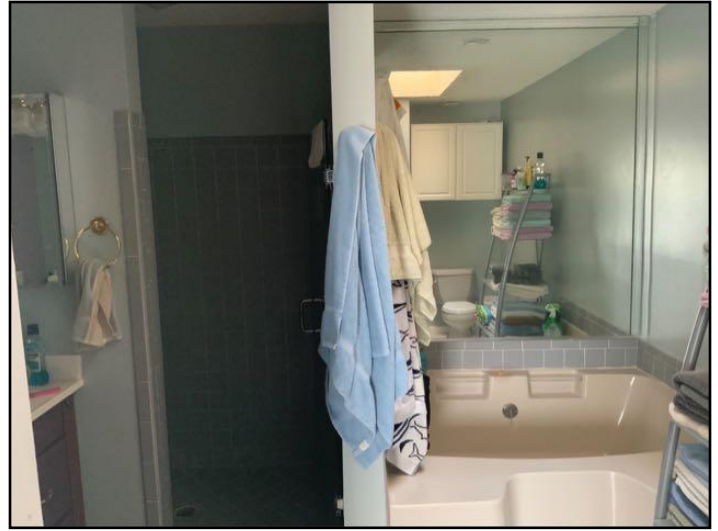
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82. 2



83. 2

Number of kitchens:

- 1



84. 1

Garage, carport and outbuildings:

- Detached garage

Detached garage 32 x 48 with wind resistant garage door and 200 amp electrical service

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85. Detached garage

Garage, carport and outbuildings: • 30 x 40 pole barn



86.

Street type: • Residential

Street surface: • Paved

END OF REPORT

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The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS